

TO LET



**UNIT B3, BRYANS CLOSE, HARWORTH,
DONCASTER, DN11 8RY**

- Industrial / warehouse premises
- 869.57 Sq M (9,360 Sq Ft) on 0.6 acres
- Large yard of circa 0.3 acres
- Excellent road links to A1 J34
- Includes good quality office space

Location

This property is perfectly positioned within Harworth Industrial Estate, home to businesses such as Howdens Joinery and Screwfix. Just 1.5 miles from Junction 34 of the A1(M), it offers excellent connectivity with quick access to the M18, which is only 10 miles to the north.

Harworth is one of the Bassetlaw's fastest growing towns which benefit from a vibrant business community and great transport links, ideal for business growth.

Description

Excellent detached, high quality and modern industrial/warehouse unit. The property benefits from an open-plan workshop/warehouse area with useful two-story offices, mezzanine spaces, a secure 0.3 acre tarmac yard and ample parking.

- Max eaves of 6.67m
- Electric roller door access
- Air-conditioned office areas
- Reception area
- Canteen, W/C and kitchenette facilities
- 3 phase power supply
- Electric entry gates
- LED energy efficient lighting
- x 4 electrical vehicle charging points
- Low EPC rating of B

Accommodation

Total GIA: 869.57 Sq M (9,360 sq ft)

The site area is circa 0.6 acres with the useable yard area extending to circa 0.3 acres.

Terms

The property is available to let on terms to be agreed however a minimum term of 5 years is envisaged.

Asking Rent

The asking rent is £65,500 per annum exclusive (£7.00 per Sq Ft)

Business Rates

The rateable value is £49,000 (please note this is not the rates payable)

EPC

Rating: B

Services

Mains services including 3-phase power supply which are connected.

Anti Money Laundering

Tenants will have to supply information to comply with Anti Money Laundering regulations.

VAT

VAT is payable on the rent.

Viewings

By appointment with the agents below

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